



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Set Public Hearing for July 21, 1999, to Consider a Resolution to Adjust the Supplemental Specific Area Fee for the Kettleman Lane Lift Station Service Area

MEETING DATE: June 16, 1999

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council set a public hearing for July 21, 1999 to consider a resolution to adjust the supplemental specific area fee for the Kettleman Lane Lift Station Service Area.

BACKGROUND INFORMATION: Various sewer improvements have been constructed in the Kettleman Lane Lift Station Service Area, which is shown in the attached Exhibit A. Specifically, the projects completed are the Tienda Drive Lift Station and the Tienda Drive Sewer Main.

The Tienda Drive Lift Station will serve the existing Sunwest 12 subdivision and all properties in Benefit Zone A and Benefit Zone B, shown on the attached Exhibit B. The Tienda Drive Sewer Main serves properties in Benefit Zone A. All property owners in the Benefit Zones are listed in attached Exhibit C.

The final total costs for the Tienda Drive Lift Station and the Tienda Drive Sewer Main are \$363,375.25 and \$58,113.23, respectively, as shown in attached Exhibit D. This includes the actual total costs, including construction, design, contract administration, administrative services provided by Harris & Associates, and other fees for the Tienda Drive Lift Station and Tienda Drive Sewer Main, respectively. Therefore, the total project cost for all improvements within the Kettleman Lift Station Specific Area is \$421, 488.48. This total cost has been distributed among the benefiting properties using a "fair-share" cost allocation methodology.

The final fair-share obligation for each property, as shown in attached Exhibit E, is based on their benefit from the improvements, as well as their acreage and land use. The acreage is adjusted to a "Residential Acreage Equivalent" by the RAE factor similar to that used for the City's Development Impact Mitigation Fee Program. The benefiting properties are divided into two zones: Zone A for properties benefiting from both the Tienda Drive Lift Station and the Tienda Drive Sewer Main, and Zone B for properties benefiting only from the Tienda Drive Lift Station. The fair-share obligation for each property is based on the following formulas:

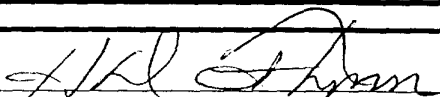
Zone A

"fair-share" obligation = $\frac{\text{property acreage} \times \text{property RAE factor}}{\text{sum of all property acreage} \times \text{property RAE factor for which the cost is being distributed}}$ X spread total for each Zone A item

Zone B

"fair-share" obligation = $\frac{\text{property acreage} \times \text{property RAE factor}}{\text{sum of all property acreage} \times \text{property RAE factor}}$ X spread total for each Zone B item

APPROVED:


H. Dixon Flynn -- City Manager

Set Public Hearing for July 21, 1999, to Consider a Resolution to Adjust the Supplemental Specific Area Fee for the Kettleman Lane Lift Station Service Area

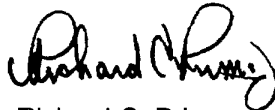
June 16, 1999

Page 2

The Sunwest XII subdivision, which is not included in the Benefit Zones, has already paid fees in the amount of \$27,570.00, which was the supplemental specific area fee for the Kettleman Lane Lift Station Service Area at the time of development. The adjusted fee has been reduced to account for this amount.

In conformance with the adopted Ordinance 1518, which created and established the authority of the City for imposing and charging Development Impact Mitigation Fees in the City of Lodi, and Resolutions 91-172 and 93-26, which among others established the Supplemental Specific Area Fee for the Tienda Drive Lift Station, staff is proposing an adjustment of the Supplemental Specific Area Fee for the Kettleman Lane Lift Station Service Area for Benefit Zones A and B to cover the actual costs of providing the lift station and sewer main improvements. Staff recommends that Council set a public hearing for July 21, 1999, to consider adjusting the Supplemental Service Area Fee.

FUNDING: Not applicable.



Richard C. Prima, Jr.
Public Works Director

Prepared by Sharon Welch, Senior Civil Engineer, and
Sharon Blaufus, Administrative Assistant

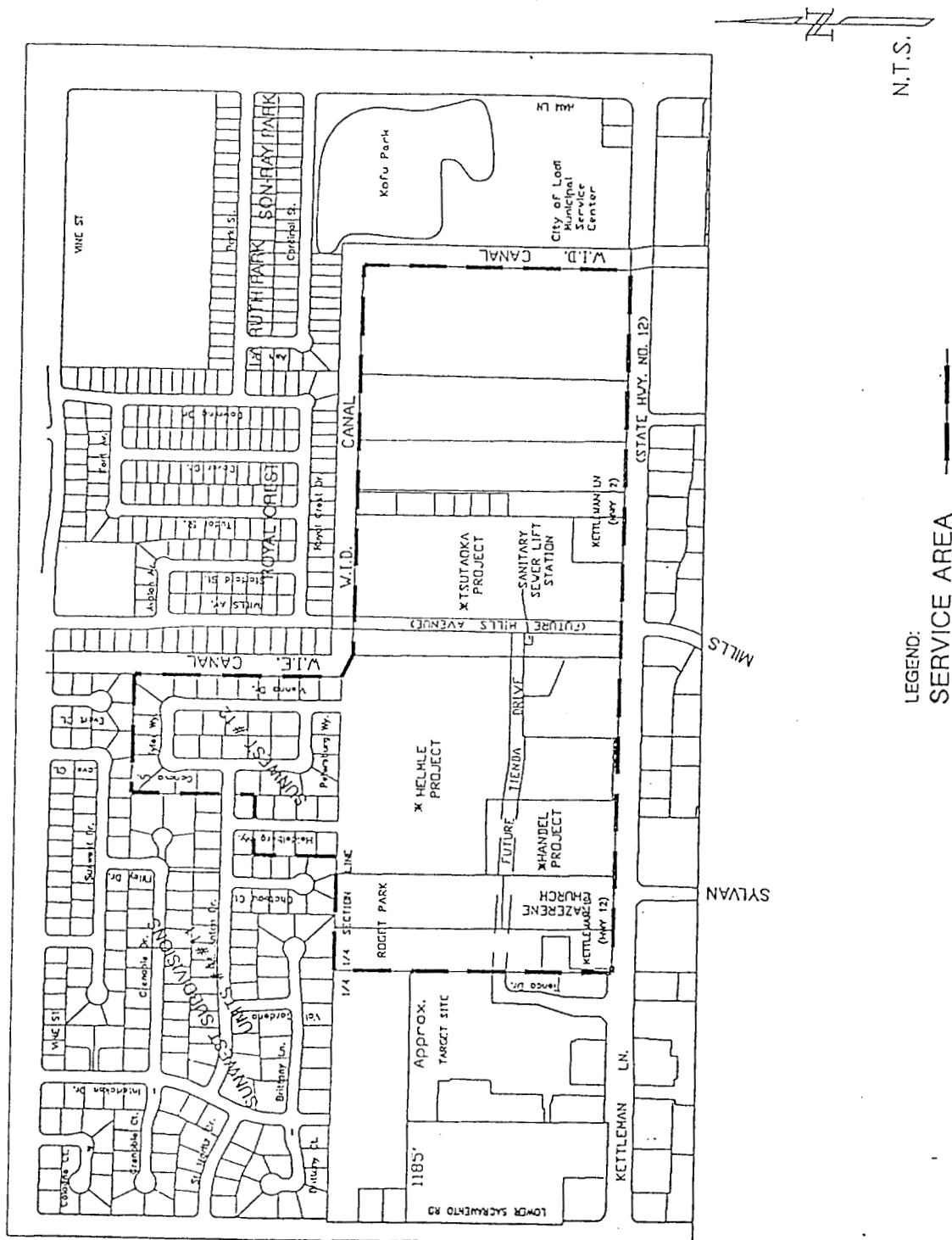
RCP/SAW/SB/lm

Attachments

cc: Senior Civil Engineer Welch
Harris & Associates
Property Owners

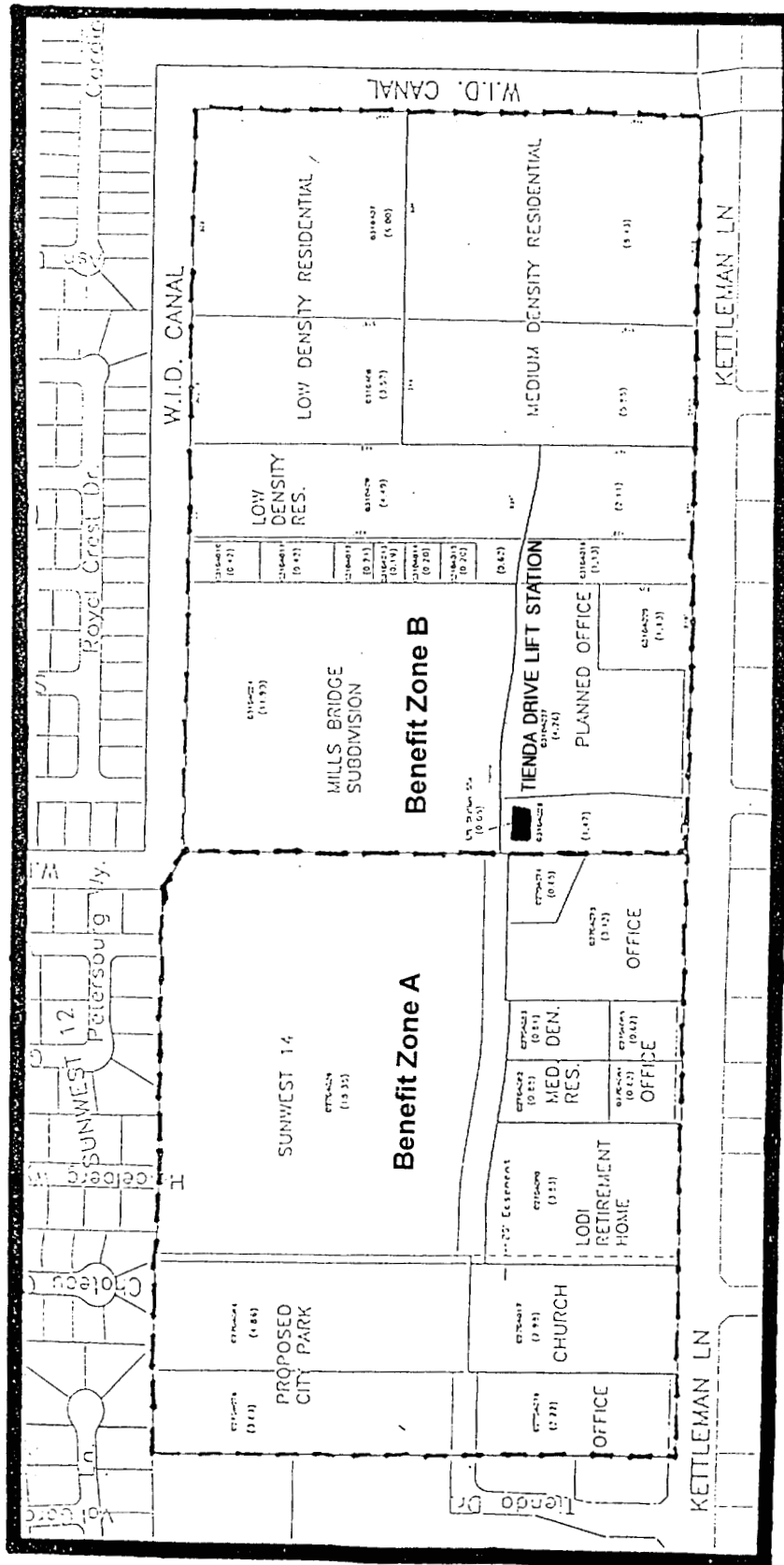
PUBLIC WORKS DEPARTMENT

KETTLEMAN LANE
LIFT STATION
SERVICE AREA



M:\DEV\SERV\KTLFTSTA.DWG

Plan of Benefiting Properties



Benefiting Property Owners

	APN	OWNER	ADD	CITY	STATE	ZIP
Zone A	027-040-17	LODI FIRST NAZARENE CHURCH	2223 W KETTLEMAN LANE	LODI	CA	95242
	027-040-39	FCF DEVELOPMENT ASSOC PTP ETAL	PO BOX 1259	WOODBIDGE	CA	95258
	027-040-74	HELMLE, MELVIN O & E A	2023 W KETTLEMAN LANE	LODI	CA	95242
	027-040-75	CHURCH OF GOD 7TH DAY OF LODI	1545 JASMINE WAY	LODI	CA	95242
	027-040-78	LODI CITY OF	PO BOX 3006	LODI	CA	95241
	027-040-79	DUNSCOMBE, RONALD D ETAL	9689 RODDEN ROAD	OAKDALE	CA	95361
	027-040-80	LODI RETIREMENT RESIDENCE LLC	2250 MCGILCHRIST STREET SE, #200	SALEM	OR	97302
	027-040-82	BRITTANY, LLC	317 W LODI AVENUE	LODI	CA	95240
	027-040-83	GIANNONI, JOHN M JR & KERRY ETAL	317 W LODI AVENUE	LODI	CA	95240
	027-040-84	BRITTANY, LLC	317 W LODI AVENUE	LODI	CA	95240
	027-040-85	GIANNONI, JOHN M JR & KERRY ETAL	317 W LODI AVENUE	LODI	CA	95240
	027-040-86	LODI CITY OF	CALL BOX 3006	LODI	CA	95241
Zone B	031-040-07	D & B KETTLEMAN PARTNERS LTD	1806 W KETTLEMAN LANE, SUITE H	LODI	CA	95240
	031-040-08	D & B KETTLEMAN PARTNERS II LTD	1806 W KETTLEMAN LANE, SUITE G	LODI	CA	95242
	031-040-09	NAKAMURA, OKO TR ETAL	2985 NORTHWOOD DR	ALAMEDA	CA	94501
	031-040-10	MARDINI, MAZEN M & H	999 S FAIRMONT AVE SUITE 115	LODI	CA	95240
	031-040-11	ETCHELLS, LINDA D TR ETAL	PO BOX 2572	GRASS VALLEY	CA	95945
	031-040-12	CALOSSO, FRED M	15751 E PROUTY RD	GALT	CA	95632
	031-040-13	BATTAGLIA, JOHN M & MARY M TR	1263 BEZUG LANE	LODI	CA	95242
	031-040-14	RAFAEL, ARMINGTON R & E	75 ROSSI DRIVE	GALT	CA	95632
	031-040-15	BATTAGLIA, JOSEPH R & BARBARA	PO BOX 47	LODI	CA	95241
	031-040-16	BEZUG, JOHN & A V	1811 W KETTLEMAN LANE	LODI	CA	95240
	031-040-20	TSUTAOKA, SHIZUYE EST ETAL	2124 CORBIN LN	LODI	CA	95242
	031-040-24	TOKAY DEVELOPMENT INC. ETAL	PO BOX 1259	WOODBIDGE	CA	95258
	031-040-27	TOKAY DEVELOPMENT INC. ETAL	PO BOX 1259	WOODBIDGE	CA	95258
	031-040-28	TOKAY DEVELOPMENT INC. ETAL	PO BOX 1259	WOODBIDGE	CA	95258



Improvement Costs**EXHIBIT D**

Page 1 of 2

City of Lodi
Publics Works Department**COST SUMMARY
FOR REIMBURSEMENT**

Development: Kettleman Lane Lift Station

Developer: City of Lodi

Engineer: Baumbach & Piazza

Cost Summary for the Tienda Drive Sewer Main

<u>Item Description</u>	<u>Cost</u>
<u>Sewer Main (Tienda Drive)</u>	
1. Construction	\$ 47,408.50
2. Staking	\$ 1,840.00
Subtotal Construction Costs	\$ 49,248.50
3. Design Fee ¹	\$ 4,343.00
4. Contract Administration ¹	\$ 581.85
Total Sewer Main Costs	\$ 54,173.35
<u>Fees²</u>	
1. Engineering Plan Check: (4.5% of \$49,248.50)	\$ 2,216.18
2. Inspection: (2.5% of \$49,248.50)	\$ 1,231.21
3. Document Preparation: (1.0% of \$49,248.50)	\$ 492.49
Total Fees	\$ 3,939.88
Total Cost	\$ 58,113.23

¹ Design Fee & Contract Administration together are 10% of Construction Costs² Fees are based on construction costs only.**Harris & Associates**

Improvement Costs

Page 2 of 2

EXHIBIT D

City of Lodi
Publics Works Department

**COST SUMMARY
FOR REIMBURSEMENT**

Development: Kettleman Lane Lift Station

Developer: City of Lodi

Engineer: Baumbach & Piazza

Cost Summary for the Kettleman Lane Lift Station

<u>Item Description</u>	<u>Cost</u>
<u>Lift Station & Force Main</u>	
1. Pump Station Unit	\$ 68,449.27
2. Construction	\$ 183,819.39
3. Masonry Wall & Landscaping (estimate)	\$ 18,000.00
4. Staking	\$ 6,030.00
5. Gas Service	\$ 6,088.90
6. Telephone Service	\$ 2,166.04
Subtotal Construction Costs	\$ 284,553.60
7. Design Fee ¹	\$ 17,856.00
8. Soils Report	\$ 1,900.00
9. Site Acquisition: Land (0.0485 ac @ \$80,000.00 /ac)	\$ 3,880.00
Title Report	\$ 375.00
10. Contract Administration ¹	\$ 10,599.36
11. Street Improvements (Millsbridge)	\$ 15,698.68
Total Lift Station & Force Main Costs	\$ 334,862.64
<u>Fees²</u>	
1. Engineering Plan Check: (4.5% of \$50,000.00)	\$ 2,250.00
(2.5% of \$200,000.00)	\$ 5,000.00
(1.5% of \$50,252.28)	\$ 753.78
2. Inspection: (2.5% of \$300,252.28)	\$ 7,506.31
3. Document Preparation: (1.0% of \$300,252.28)	\$ 3,002.52
Subtotal Fees	\$ 18,512.61
4. Administrative Fee - Harris & Associates	\$ 10,000.00
Total Fees	\$ 28,512.61
Total Cost	\$ 363,375.25

¹ Design Fee & Contract Administration together are 10% of Construction Costs

² Fees are based on construction costs only.



Harris & Associates

EXHIBIT E

Summary of Fee Obligations

APN #	Land Use	RAE	Acres	Comment	Fee Based on Fair Share of Total Costs	Fee Prev. Paid by Owner/Developer	Fee to be Paid by Owner/Developer	Fee to be Paid by City
Zone A								
027-040-17	Office	0.94	2.98	Nazarene Church	\$ 13,273.06		\$ 13,273.06	
027-040-39	R1	1.00	18.35	Sunwest XIV	\$ 86,948.70		\$ 86,948.70	
027-040-74	Office	0.94	0.65	Helme Residence	\$ 2,895.13		\$ 2,895.13	
027-040-75	Office	0.94	3.12	7th Day Adventist	\$ 13,896.63		\$ 13,896.63	
027-040-78	Park	0.03	3.69		\$ 524.54		\$ 524.54	\$ 524.54
027-040-79	Office	0.94	2.22		\$ 9,887.99		\$ 9,887.99	
027-040-80	MR	1.80	3.83	Retirement Housing	\$ 32,666.18		\$ 32,666.18	
027-040-82	MR	1.96	0.88	Planned Apartments	\$ 8,172.70		\$ 8,172.70	
027-040-83	MR	1.96	0.81	Planned Apartments	\$ 7,522.60		\$ 7,522.60	
027-040-84	Office	0.94	0.62		\$ 2,761.51		\$ 2,761.51	
027-040-85	Office	0.94	0.62		\$ 2,761.51		\$ 2,761.51	
027-040-86	Park	0.03	4.86		\$ 690.85			\$ 690.85
Zone B								
031-040-07	R1	1.00	6.00	Development Plan	\$ 19,352.33		\$ 19,352.33	
	MR	1.96	8.43		\$ 53,292.46		\$ 53,292.46	
031-040-08	R1	1.00	3.57	Development Plan	\$ 11,514.64		\$ 11,514.64	
	MR	1.96	5.85		\$ 36,982.31		\$ 36,982.31	
031-040-09	R1	1.00	4.49		\$ 14,482.00		\$ 14,482.00	
	Office	0.94	2.11		\$ 6,397.24		\$ 6,397.24	
031-040-10	R1	1.00	0.42	Existing Residence	\$ 1,354.66		\$ 1,354.66	
031-040-11	R1	1.00	0.42	Existing Residence	\$ 1,354.66		\$ 1,354.66	
031-040-12	R1	1.00	0.21	Existing Residence	\$ 677.33		\$ 677.33	
031-040-13	R1	1.00	0.19	Existing Residence	\$ 612.82		\$ 612.82	
031-040-14	R1	1.00	0.20	Existing Residence	\$ 645.08		\$ 645.08	
031-040-15	R1	1.00	0.20	Existing Residence	\$ 645.08		\$ 645.08	
031-040-16	Office	0.94	1.13		\$ 3,426.01		\$ 3,426.01	
	R1	1.00	0.62		\$ 1,999.74		\$ 1,999.74	
031-040-20	Office	0.94	1.13		\$ 3,426.01		\$ 3,426.01	
031-040-24	R1	1.00	11.90	Millsbridge	\$ 38,382.13		\$ 38,382.13	
031-040-27	Office	0.94	4.26		\$ 12,915.75		\$ 12,915.75	
031-040-28	Office	0.94	1.47		\$ 4,456.84		\$ 4,456.84	
Other Contributing Properties within Service Area								
				Sunwest XII	\$ 27,570.00	\$ 27,570.00		
					\$ 421,488.48	\$ 27,570.00	\$ 393,227.63	\$ 1,215.39

Legend:

RAE	Residential Acre Equivalent
LS	Kettleman Lane Lift Station Project
SL	Tienda Drive Sewer Line Project
Admin	Administration Services



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: Wednesday, July 21, 1999

Time: 7:00 p.m.

For information regarding this notice please contact:

Alice M. Reimche

City Clerk

Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, July 21, 1999 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

- a) Consider Resolution to Adjust Supplemental Specific Area Fee for Kettleman Lane Lift Station Service Area.

All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, P.O. Box 3006, at or prior to the Public Hearing.

Alice M. Reimche
City Clerk

Dated: June 16, 1999

Approved as to form:

Randall A. Hays
City Attorney



DECLARATION OF MAILING

Set Public Hearing for 7/21/99 - Consider Resolution to Adjust Supplemental Specific Area Fee for Kettleman Lane Lift Station Service Area

On June 17, 1999 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.


I declare under penalty of perjury that the foregoing is true and correct.

Executed on June 17, 1999, at Lodi, California.

ORDERED BY:

**ALICE M. REIMCHE
CITY CLERK**

Jacqueline L. Taylor
Deputy City Clerk


Jennifer M. Perrin
Deputy City Clerk

Mailing List Benefiting Property Owners

EXHIBIT B

	APN	OWNER	ADD	CITY	STATE	ZIP
Zone A	027-040-17	LODI FIRST NAZARENE CHURCH	2223 W KETTLEMAN LANE	LODI	CA	95242
	027-040-39	FCF DEVELOPMENT ASSOC PTP ETAL	PO BOX 1259	WOODBIDGE	CA	95258
	027-040-74	HELMLE, MELVIN O & E A	2023 W KETTLEMAN LANE	LODI	CA	95242
	027-040-75	CHURCH OF GOD 7TH DAY OF LODI	1545 JASMINE WAY	LODI	CA	95242
	027-040-78	LODI CITY OF	PO BOX 3006	LODI	CA	95241
	027-040-79	DUNSCOMBE, RONALD D ETAL	9689 RODDEN ROAD	OAKDALE	CA	95361
	027-040-80	LODI RETIREMENT RESIDENCE LLC	2250 MCGILCHRIST STREET SE, #200	SALEM	OR	97302
	027-040-82	BRITTANY, LLC	317 W LODI AVENUE	LODI	CA	95240
	027-040-83	GIANNONI, JOHN M JR & KERRY ETAL	317 W LODI AVENUE	LODI	CA	95240
	027-040-84	BRITTANY, LLC	317 W LODI AVENUE	LODI	CA	95240
	027-040-85	GIANNONI, JOHN M JR & KERRY ETAL	317 W LODI AVENUE	LODI	CA	95240
	027-040-86	LODI CITY OF	CALL BOX 3006	LODI	CA	95241

Zone B	031-040-07	D & B KETTLEMAN PARTNERS LTD	1806 W KETTLEMAN LANE, SUITE H	LODI	CA	95240
	031-040-08	D & B KETTLEMAN PARTNERS II LTD	1806 W KETTLEMAN LANE, SUITE G	LODI	CA	95242
	031-040-09	NAKAMURA, OKO TR ETAL	2985 NORTHWOOD DR	ALAMEDA	CA	94501
	031-040-10	MARDINI, MAZEN M & H	999 S FAIRMONT AVE SUITE 115	LODI	CA	95240
	031-040-11	ETCHELLS, LINDA D TR ETAL	PO BOX 2572	GRASS VALLEY	CA	95945
	031-040-12	CALOSSO, FRED M	15751 E PROUTY RD	GALT	CA	95632
	031-040-13	BATTAGLIA, JOHN M & MARY M TR	1263 BEZUG LANE	LODI	CA	95242
	031-040-14	RAFAEL, ARMINGTON R & E	75 ROSSI DRIVE	GALT	CA	95632
	031-040-15	BATTAGLIA, JOSEPH R & BARBARA	PO BOX 47	LODI	CA	95241
	031-040-16	BEZUG, JOHN & A V	1811 W KETTLEMAN LANE	LODI	CA	95240
	031-040-20	TSUTAOKA, SHIZUYE EST ETAL	2124 CORBIN LN	LODI	CA	95242
	031-040-24	TOKAY DEVELOPMENT INC. ETAL	PO BOX 1259	WOODBIDGE	CA	95258
	031-040-27	TOKAY DEVELOPMENT INC. ETAL	PO BOX 1259	WOODBIDGE	CA	95258
	031-040-28	TOKAY DEVELOPMENT INC. ETAL	PO BOX 1259	WOODBIDGE	CA	95258



Harris & Associates

CITY COUNCIL

KEITH LAND, Mayor
STEPHEN J. MANN
Mayor Pro Tempore
SUSAN FITCHCOCK
ALAN S. NAKANISHI
PHILLIP A. PENNINO

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6710

June 10, 1999

H. DIXON FLYNN
City Manager
ALICE M. REIMCHE
City Clerk
RANDALL A. HAYS
City Attorney

Property Owners

SUBJECT: Set Public Hearing for July 21, 1999, to Consider a Resolution to Adjust the Supplemental Specific Area Fee for the Kettleman Lane Lift Station Service Area

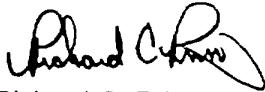
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, June 16, 1999. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

As indicated in the title, the only action will be to set a public hearing date on the item. Public hearings are usually set for the second following Council Meeting.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Alice Reimche, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch, Senior Civil Engineer, at (209) 333-6800, ext. 659, or Richard Prima, Public Works Director, at (209) 333-6759.



Richard C. Prima, Jr.
Public Works Director

RCP/lm

Enclosure

cc: City Clerk
Harris & Associates, Inc.
bcc: Senior Civil Engineer Welch